

# MAYOR & COUNCIL AGENDA COVER SHEET

**MEETING DATE:**

March 13, 2006

**CALL TO PODIUM:**

Fred Felton, Assistant City Manager

**RESPONSIBLE STAFF:**

Fred Felton, Assistant City Manager

Ollie Mumpower, Assistant Director  
Public Works

Greg Ossont, Director,  
Planning and Code Administration

**AGENDA ITEM:**

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Joint Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution (introduction)
	Policy Discussion
<input checked="" type="checkbox"/>	Work Session Discussion Item
	Other:

**PUBLIC HEARING HISTORY:**

(Please complete this section if agenda item is a public hearing)

Introduced	Dec 19, 05
Advertised	Dec 28, 05
	Jan 4, 06
	Jan 11, 06
	Jan 18, 06
Hearing Date	Feb 6, 06
Record Held Open	
Policy Discussion	

**TITLE: X-182 - JOINT WORK SESSION**

Resolution Authorizing to the City of Gaithersburg the Annexation of Approximately 182.81725 Acres of Land Adjacent to the Present Corporate Limits, Known as the Crown Property, Located at the Southwest Side of Fields Road, Bounded by Sam Eig Highway to the Northwest and Omega Drive to the Southeast

**SUPPORTING BACKGROUND:**

The applicants, Crown Village Farm, LLC, are petitioning the Mayor and City Council to annex 182.81725 acres, known as the Crown Property. They are joined in the application by Catherine C. Stinson and Clyde A. Stinson who are the only persons residing on the property. Crown Village Farm, LLC, is the owner of 176.20829 acres of the property, with the remainder of the property consisting of 0.15773 acres owned by Meridian/Northwestern Shady Grove West, LLC, and 6.45123 acres of Montgomery County owned right of ways. The parcels incorporated into this petition include P600, P445, P820, P905, P833, and N094.

The current county zoning of the western portion is R-60/TDR and the eastern portion is zoned R-200. The section of Sam Eig Highway right of way to be included is zoned R-200/TDR. The annexation petition requests rezoning of the entire property to the MXD (Mixed Use Development) Zone.

A joint work session was held on February 27, 2006 and staff outlined a number of issues requiring Mayor and City Council and Planning Commission guidance. Staff has continued to coordinate with the applicant to respond to the Council's guidance on these issues. Based on guidance received during the February 27, 2006 joint work session, the

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**DESIRED OUTCOME:**

**Conduct Work Session**

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applicant has made a number of modifications to the proposed Sketch Plan. The following is scheduled for this work session:

- 1) The applicant's consultant will give an overview of the changes made to date on the draft sketch plan.
- 2) Bruce Crispell, Montgomery County Public Schools will discuss issues associated with school capacity.
- 3) Staff will discuss affordable housing issues associated with the project.
- 4) Staff will discuss the traffic study and possible intersection improvements which may be required.

Please note that staff will be giving a presentation on this project to the Montgomery County Planning Board on March 16, 2006. For your review, we have attached a copy of the Staff Analysis and Preliminary Recommendations that was sent to the Montgomery County Planning Board.